

# **Asbestos Reinspection Report**

## **West Linn High School**

### **2019 3-Year Re-Inspection & Periodics**

5464 West A Street

West Linn, OR 97068

Prepared for:

West Linn-Wilsonville School District 3J



**February 2020**

**Project No.: 23766.016 Phase No.: 0001 Task No.: 003**

4412 SW Corbett Avenue, Portland, OR 97239

503.248.1939 Main

866.727.0140 Fax

888.248.1939 Toll-Free

PBSUSA.COM

The reinspection process under the AHERA rules states that a school building must be reinspected by an accredited inspector at least every three years. The results of the reinspection are reported in these documents.

## LIST OF DOCUMENTS

Material Summary	Page 1.1
Updated Full Assessments	Page 2.1
Updated Stock Assessments	Page 3.1
Bulk Sample Information	Page 4.1 (If any taken)

## ACTIVITY DATES

11/01/1999 Management Plan Implementation Date \*

01/27/2020 Reinspection End Date

**01/27/2023 Next Reinspection Due**

\* Information provided by School District

## REINSPECTION SUMMARY

The AHERA three-year reinspection of West Linn High School was completed on January 27, 2020 in accordance with the requirements of 40 CFR, Part 763, Asbestos-Containing Materials in Schools; Final Rule and Notice. The reinspection revealed that asbestos-containing materials have been effectively maintained.

Extensive renovation has taken place at West Linn High School and much of the original building has been demolished. It appears that the lower level of the gym building is the only area of the original building that remains and this area has had accessible asbestos containing materials abated during previous remodels. Asbestos containing materials are assumed to remain in inaccessible areas of the lower level of the gym building.

No asbestos containing materials were observed at the time of the inspection. Inaccessible asbestos containing materials assumed to remain in the lower level of the gym building include hard fittings on fiberglass, pipe insulation, fire doors, chalkboards, wire casing, and plaster.

Built-up roofing membranes, roofing mastics and sealants, roofing shingles, and roofing felts are not covered by the AHERA requirements and are not assessed in these documents; however, if present, these materials often contain asbestos and persons doing roof repair, renovation, or demolition should consider the materials to be asbestos-containing. Test roof materials for asbestos prior to impact.

All known or suspect asbestos-containing materials should continue to be maintained in the district's AHERA Asbestos Management Plan.

## SIGNATURES

Inspector

Management Planner

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Wayne Sehman

Accreditation #: IR-19-9271A

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Wayne Sehman Accreditation

#: MP-19-9271A

Material Summary: January 27, 2020

Known or suspected asbestos-containing building materials are listed below in order of hazard priority. The priorities are established by the Accredited Inspector(s) and Accredited Management Planner(s), and are based on the assessments. A material may be listed more than once if its location varies and if the assessment criteria also dramatically changes.

1. MATERIAL Asbestos Pipe Insulation  
LOCATION Gym building, lower level (inaccessible areas)  
CATEGORY Moderate to Low Concern  
TSI - ACBM with potential for damage
2. MATERIAL Hard Fittings/Fiberglass  
LOCATION Gym building, lower level (inaccessible areas)  
CATEGORY Moderate to Low Concern  
TSI - ACBM with potential for damage
3. MATERIAL Cement Asbestos Board  
LOCATION Chalkboards presumed throughout (none observed during inspection but may be obscured by cork boards or white boards)  
CATEGORY Low Concern  
Miscellaneous Non-friable ACBM or Assumed ACBM
4. MATERIAL Fire Door  
LOCATION Throughout  
CATEGORY Low Concern  
Miscellaneous Non-friable ACBM or Assumed ACBM
5. MATERIAL Window Glazing Compound  
LOCATION Throughout gym lower level on exterior windows  
CATEGORY Low Concern  
Miscellaneous Non-friable ACBM or Assumed ACBM

Material Assessments: January 27, 2020

PRIORITY NO. 1

**HOMOGENEOUS AREA** Asbestos Pipe Insulation  
**FUNCTIONAL SPACE** Gym building, lower level (inaccessible areas)  
**QUANTITY** Not measured

**DESCRIPTION**

A variety of asbestos containing pipe insulation and associated hard insulating cement on fittings. The pipe insulation may be aircell, mag, felt, paper wrap, contaminated fiberglass or similar.

**ADDITIONAL SAMPLES TAKEN:** None

**ASSESSMENT** **AHERA CLASSIFICATION** TSI - ACBM with potential for damage  
**CONCERN CATEGORY** Moderate to Low Concern

**CURRENT DAMAGE** None  
**UNDAMAGED AREA** Fair to Good  
**FRIABILITY** Moderate to Low  
**ACCESSIBILITY** Low  
**DAMAGE POTENTIAL** Low

**DAMAGE TYPE**

**DAMAGE CAUSE**

**DISCUSSION**

**RESPONSE ACTIONS**

Preventative Measures Prior to Abatement

Establish an Operations and Maintenance Program.

Do not disturb material without proper training and protection.

Recommended Abatement Action

Other Options

None suggested.

Material Assessments: January 27, 2020

PRIORITY NO. 2

**HOMOGENEOUS AREA** Hard Fittings/Fiberglass  
FUNCTIONAL SPACE Gym building, lower level (inaccessible areas)  
QUANTITY Not measured

**DESCRIPTION**

An insulating cement packed around pipe fittings such as elbows, valves, tees, etc. The hard cement is typically protected by lagging compound contiguous with the adjacent fiberglass.

ADDITIONAL SAMPLES TAKEN: None

**ASSESSMENT** AHERA CLASSIFICATION TSI - ACBM with potential for damage  
CONCERN CATEGORY Moderate to Low Concern

CURRENT DAMAGE None  
UNDAMAGED AREA Fair to Good  
FRIABILITY Moderate to Low  
ACCESSIBILITY Low  
DAMAGE POTENTIAL Low

DAMAGE TYPE

DAMAGE CAUSE

**DISCUSSION**

**RESPONSE ACTIONS**

Preventative Measures Prior to Abatement

- Establish an Operations and Maintenance Program.
- Do not disturb material without proper training and protection.

Recommended Abatement Action

Other Options

None suggested.

**MATERIAL** Cement Asbestos Board

**FUNCTIONAL SPACE** Chalkboards presumed throughout (none observed during inspection but may be obscured by cork boards or white boards)

**DESCRIPTION**

Manufactured cementitious sheets with asbestos fibers bound into the material's matrix. The sheets were generally held in place with nails or screws.

**SAMPLE RESULTS** ASSUMED POSITIVE

**ASSESSMENT** Low Concern

Cement asbestos board was observed in the building. Before raising friability by sawing, drilling, etc., remove using wet methods and proper worker protection, modified isolation or full isolation depending upon application and quantity of material. A qualified project designer should determine appropriate method prior to abatement. Testing is not typically considered necessary since the inspector is usually able to visually identify the white asbestos fiber bundles bound into the cementitious matrix.

**MATERIAL** Fire Door

**FUNCTIONAL SPACE** Throughout

**DESCRIPTION**

Typically a wood or metal door assembly including frame, hinges, and lockset that has an Underwriters Laboratory (U.L.) listing for resistance to fire.

**SAMPLE RESULTS** ASSUMED POSITIVE

**ASSESSMENT** Low Concern

Fire doors may contain an asbestos felt or block inside to increase fire rating. The felt or block may cover the full interior of the door or be just around one area such as the lockset. A qualified inspector should penetrate the door finish and sample the interior before creating windows, drilling doors, disposal, etc. If the door contains asbestos, dispose of properly and replace.

**MATERIAL** Window Glazing Compound  
**FUNCTIONAL SPACE** Throughout gym lower level on exterior windows

**DESCRIPTION**

Manufactured, generally pre-mixed matrix putty compound that may contain asbestos fibers for reinforcement and insulating cement. The material may be utilized to seal, insulate, or stabilize structural or mechanical systems

**SAMPLE RESULTS** ASSUMED POSITIVE

**ASSESSMENT** Low Concern

The material is generally non-friable in a pliable state. Age and exposure may change friability. Before impacting the material by remodeling, demolition, or removal, a qualified inspector should take samples for analysis. If the samples are analyzed as containing asbestos, remove using wet methods, controlled conditions, and proper worker protection.